



LAUREL CITY-COUNTY PLANNING DEPARTMENT

STAFF REPORT

TO: Laurel City-County Planning Board
FROM: Noel Eaton, City Planner
RE: Zone Change – Allwin
HEARING
DATE: June 2nd, 2016

DESCRIPTION/LOCATION:

Dennis and Gloria Allwin have submitted an application for zone change. The affected property is located along Highway 10 W and Golf Course Rd. The parcel is zoned Residential Tracts. The applicant is requesting the parcel be zoned Highway Commercial. The property is legally described as S08, T02 S, R24 E, S2S2N2SWSW & S2SWSW.

STAFF FINDINGS:

1. LMC 17.72.030 requires a preapplication conference for persons or parties interested in submitting an application for zone change. A preapplication meeting was held prior to submission of the application.
2. The property is located outside of City limits but within the zoning and planning jurisdiction.
3. The property is zoned Residential Tracts. The application is seeking to change the zoning designation to Highway Commercial. A map is attached.
4. The property is 25 acres.
5. The lot is currently mostly vacant with the exception of the family residence at the north west corner of the lot. The proposed use is unknown at this point but would comply with Highway Commercial zoning requirements.

6. Montana Department of Transportation has plans for the upcoming new west end interchange located south of this property. Traffic would come and go from 19th Ave W and Highway 10 W into and out of Laurel.
7. As per the requirements of LMC 17.72.070, a public hearing on the matter shall be held before the zoning commission before being heard by the Laurel City Council. As per B. of the section, public notice was published in the Laurel Outlook and adjacent property owners were notified by certified mail more than 15 days prior to the public hearing.

ZONING COMMISSION CONSIDERATIONS AND RECOMMENDATION:

1. As per LMC 17.72.060 the Zoning Commission shall make a recommendation to the County Commissioners to:
 1. Deny the application for amendment to the official map;
 2. Grant action on the application for a period not to exceed thirty days;
 3. Delay action on the application for a period not to exceed thirty days;
 4. Give reasons for the recommendation.

STAFF SUGGESTED CONDITIONS:

1. LMC MCA states that zone changes cannot be conditioned; therefore, no conditions have been included.